

Message Text

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16

ACTION TRSE-00

INFO OCT-01 EA-07 ISO-00 IO-13 NEA-10 PA-01 PRS-01 AID-05

CIAE-00 COME-00 EB-07 FRB-03 INR-07 NSAE-00 USIA-06

XMB-02 OPIC-03 SP-02 CIEP-01 LAB-04 SIL-01 OMB-01

NSC-05 SS-15 STR-04 CEA-01 L-03 H-02 FBO-02 /107 W

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P 130658Z JUL 76

FM AMEMBASSY MANILA

TO SECSTATE WASHDC PRIORITY 7365

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USADB

PASS TREASURY FOR ZINMAN

E.O. 11652: ADS, DECLAS 10/13/76

TAGS: EAID, EFIN

SUBJECT: PROPOSAL FOR NEW OFFICE BUILDING

REF: (A) TREASURY 76-60: (B) MANILA 9252

1. AT JUNE 25 MEETING, ADB BOARD OF DIRECTORS APPROVED RECOMMENDATIONS REPORTED REF B TO NEGOTIATE FORMAL AGREEMENT WITH PHILIPPINE GOVERNMENT REGARDING PHILIPPINE GOVERNMENT'S OFFER OF LAND AND TO AGREE, IN PRINCIPLE, THAT BANK SHOULD UNDERTAKE CONSTRUCTION OF NEW OFFICE BUILDING. STILL TO BE CONSIDERED IS SUBJECT OF ENGAGEMENT OF CONSULTANT FIRM OF ARCHITECTS AND ENGINEERS FOR PRELIMINARY STUDY OF PROJECT, AND APPROVAL OF DRAFT TERMS OF REFERENCE. CONSULTANT'S STUDY IS A FIRST PHASE UNDERTAKING TO ASSIST MANAGEMENT IN MAKING FIRM PROPOSAL TO BOARD ON NEW OFFICE BUILDING.

2. IN ADDITION TO PREPARATION OF CONCEPTUAL DESIGNS, PRE-LIMINARY COST ESTIMATES AND DESIGN BRIEF FOR PREPARATION
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OF FINAL PLANS, CONSULTANT WILL BE REQUIRED TO CONSIDER

ALTERNATIVE BUILDING HEIGHTS COMPRISING OFFICE FLOORS AND PARKING FACILITIES, TO ENSURE OPTIMUM USE OF SITE CONSISTENT WITH PROJECTED STAFF LEVELS.

3. AS PROPOSED STUDY IS OF LIMITED EXTENT AND AS THERE IS MERIT IN ENGAGING COMPETENT FIRM WITH LOCAL EXPERIENCE, WHICH WOULD INVOLVE CONSIDERABLY LOWER COST, BANK MANAGEMENT PROPOSES THAT CONSIDERATION NOT REPEAT NOT BE GIVEN TO OVERSEAS CONSULTANTS AND THAT IN THIS CASE BANK SHOULD SELECT LOCALLY BASED CONSULTANT. IN MAKING SELECTION FROM LOCAL FIRMS, SHORT LIST OF QUALIFIED FIRMS WOULD BE DRAWN UP FOR FINAL SELECTION BY BANK'S CONSULTANT SELECTION COMMITTEE.

4. ORIGINAL PROPOSAL, OUTLINED IN ADB DOC. R45-76 OF MAY 7, 1976, ESTIMATED COST OF PRELIMINARY STUDY BY CONSULTANT AT \$5,000. REVISED COST ESTIMATE ON AMENDED AND MORE DETAILED TERMS OF REFERENCE, FOR STUDY OF SIX TO EIGHT WEEKS, IS \$8,000 TO \$9,000. COST OF CONSULTANT SERVICES WILL BE CHARGED, FOR TIME BEING, TO CONTINGENCY PROVISION OF BANK'S ADMINISTRATIVE BUDGET.

5. ADB DOC. R75-76 DATED JULY 8 AND POUCHED JULY 12 ON ABOVE SUBJECT WILL BE CONSIDERED BY BOARD OF DIRECTORS JULY 15. BOARD APPROVAL IS NOW BEING REQUESTED FOR ENGAGEMENT OF CONSULTANT TO CARRY OUT PRELIMINARY STUDY ON ABOVE TERMS. U.S. DIRECTOR PLANS TO SUPPORT.
SULLIVAN

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